

DOWNTOWN COMMISSION RESULTS

Office of the Director
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Tuesday, December 15, 2015
77 N. Front Street, Stat Room (Lower Level)

Planning Division
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Downtown Commission
Daniel J. Thomas (Staff)
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I. Attendance

Present: Steve Wittmann (Chair), Otto Beatty, Jr., Michael Brown, Tedd Hardesty, Kyle Katz, Robert Loversidge, Mike Lusk, Jana Maniace, Danni Palmore

City Staff: Daniel Thomas, Bud Braughton, Dan Bletschschmidt,, Kelly Scocco, Ashley Senn

II. Approval of the November 17, 2015 Downtown Commission Meeting Results

Move to approve (9-0) 10

SW – brought up the point that some cases have conditions or other modifications that need to addressed – a mechanism for following up and tracked.

III. Requests for Certificate of Appropriateness

Case #1 15-12-1

11:00

Address: 303 S. Front Street

Applicant: Mainline Partners, LLC

Property Owner: 303 South Front, LLC

Design Professional: M+A Architects

Request:

Certificate of Appropriateness for the construction of new 5 story apartment building with structured parking below. CC3359.05(C)1), 3359.23

Would necessitate the demolition of a building.

The project went before the Commission on a conceptual basis at their October 20 meeting. The new proposal eliminates one level of parking and adds an additional apartment level at Front Street grade.

Discussion

Borror (A)– Program has changed in that one level of parking has been eliminated and one level of apartments added. Now 89 apartments. Mass and scale remains same. Tim Donahue (M&A) - A roof deck has been added to the top level. Upper floors remain largely the same, although more design emphasis has been placed on the corner element. More glass and activity has been added. The entry way has been recessed. Materials were shown. Polished block on the lower level, brick above, also, the “orange” is a metal panel – a simulation of the rust color. Hardy panel (dark grey) will be at the very top.

KK – any mural anticipated on black surface? A – intention is to come back later with a lighting and signage package. SW – why are the windows so small on the northern façade? A. Would be a wall for your entertainment system, other facades with windows. We are still working thru the unit plans. JM – First level – Studios on the north, unlike other levels, there are no balconies. Will that be difficult to rent? A. – we have the opportunity to modify the arrangement, if need be. No balconies on this floor because of slope. KK - NE corner is begging for something. Primary corner. SW – I'd rather have a window looking to downtown towards the north, than a bigger wall for entertainment systems. A. – we'd be willing to explore. Landscape plan utilizes the existing Capitol South details, already in place. JM – consider shifting entry door slightly to the north – it is currently too close to fire door. South elevation results from) lot line and no control in the future of what could go in. Lighting, particularly on the ground floor, is important. SW – windows? A – vinyl series. SW – come back to staff if there are changes. TH – will you vegetate the garage screen? A – Yes, will add interest, look for LA's help. TH – this idea has been tried, I don't know how well executed. Consider irrigation, even if small. Work detail thru staff. RL – condition approval based upon coming back lighting, signage and answer to our question about the corner. Study is enough and shouldn't slow you down.

Results

Motion to approve with conditions - come back for lighting, signage and answer to our question about the corner. (9-0)

Case #2 15-12-2

29:44

Address: 261 S. Front Street

Matan Project

Applicant & Property Owner: 261 Front, Ltd. (Lifestyle Communities)

Architect: Niles Bolton Associates (Atlanta)

Request:

Certificate of Appropriateness for a five story mixed use project comprised of apartments (4 floors), ground floor retail at the corner of Front and Main and two levels of structured parking. Would necessitate the demolition of current 261 S. Front St. (pictured below) CC3359.05(C)1, 3359.23

The project was presented to the Commission at their November meeting.

Discussion

Chase Miller – one fundamental change from last moth – the “hyphen” – demolition of old Matan Building and new architecture, is being asked for. Materials shown. Corner building will have a painted white painted brick patina. Options A and B for Hyphen shown – A is preferred. SW – importance of entrance and this can be better articulated with signage. The portion of the site not being built on will be used as a staging ground. It is anticipated that a new townhouse development will be built there and LC will be coming in fairly soon for it. The historic building will be kept and is in the processed of being purchased. Gaps between the old building and new buildings will be used for access and egress. SW, RL – still a little unclear about this. SW – need to understand what you are actually going to build.

JM – questions about the windows. Differences between “Hotel” (9 over 9) and Chicago Warehouse” (6 over 6). JM – concern about the profile and mullions. Would like to see depth and profile. A. – matches the other buildings that we've done in the vicinity. RL – Chicago looks like the windows are 1 over 1. JM – would you consider for the Hotel” a richer mullion detail – an outside application with a profile , depth? A. – could look into a simulated divided light window. RL – contrast in windows between Hotel and Chicago would be good. KK – simulated divides on the exterior will break over time. RL – renderings of Hotel show a lot of detail, doesn't correspond with drawings. Suggests that the lintels line up between Hyphen and Chicago.

TH – Cherry Street elevation. , featured for improvement in Streetscape Standards Plan. Make Cherry St. a long term pedestrian experience. Current elevation is garage level, which is not ideal but done fairly well.. Look at the corners – maybe be prepared for more attention. A. – we kept all of the vehicular access off of Cherry. There is a parking stair on Front and Cherry. RL – struggling with the windows. SW – windows have been issues with other projects. Brick work and articulations are nice, and then windows cheapen the whole project. A – we’d be happy to study the window details. Is there a policy requiring this type of window in the past? RL – have looked at past projects and have wondered why we approved. SW – shall we make a motion or have windows looked at? MB – what is time line? A – we would like to get started. Windows are not the cheapest we could buy, they have to meet energy standards. RL – I would like to move for approval of the project as submitted upon the condition that the applicant investigate the window option and come back to us. Include option A on the Hyphen and come back and let us know about what happens in the space between the two buildings (this egress path is part of the building and you have to do something even if it is temporary). TH – landscape and streetscape, even if more part of the existing, how is it retrofitted in certain areas, lighting, and signage. Particular emphasis along Cherry St. KK – 2nd

Results

Motion to approve with conditions:

- Investigate the window treatment on the “Hotel” portion of the project with particular emphasis on simulated divided light window
- Include option A on the Hyphen
- Provide details on what happens in the space between the two buildings
- Details on landscape and streetscape, even if more part of the existing, how is it retrofitted in certain areas
- Details on lighting and signage, with particular emphasis of lighting along Cherry St.

Case# 3 15-12-3

59:50

Address: 111 South Grant Avenue Grant Hospital

Applicant: Morrison Sign Company

Property Owner: Doug Scholl, OhioHealth – Grant Medical Center

Request CC3359.07 (A)

Certificate of Appropriateness for signage at the northeast corner of Grant Hospital.

The Downtown Commission approved other improvements for this entrance in February 2015 and specified that signage would be brought back for approval.

Discussion

Morrison Signs – Description of proposal. The signs are lit. Clarification sought on height of signs and method of lighting. MB – concern with redundancy. A – signage designed for wayfinding of patrons, some of whom are coming from long distances. RL – need to have drawing (with dimensions) that represents what we’ve approved. Suggestions were made to reduce redundancy and simplify. KK – Motion to approve, TH – 2nd.

Results

Motion to approve. (6-1-1) Wittmann (Not voting), Brown (No)

V.Request for Certificate of Appropriateness for Advertising Mural

Case #4 15-12-4M

1:22:11

YMCA Ad Mural

274 S. Third Street

Applicant: Orange Barrel

Property Owner: Devere LLC

Design Professional: Orange Barrel

Request:

Design review and approval for installation of vinyl mesh advertising murals to be located on the north elevation at 274 S. Third St. Proposed mural – YMCA - “Because supporting others matters”. The Downtown Commission has previously approved numerous murals at this location, the latest being for St. Jude Children’s . CC3359.07(D)

Dimensions of mural: 28’6”W x 20’5”H Two dimensional, non lit

Term of installation: Seeking approval from February 25 through March 30, 2016

Area of mural: 581.9 sf

Approximate % of area that is text: 4.8%

Discussion

Jeff Brown – Membership program for the Y. Questions as to how the text percentage was calculated. RL – move for approval, KK – 2nd. JM – very busy with all of the different backgrounds, especially the white background for the Y.

Results

Move to approve. (6-1-1) Lusk, recusing, Maniace - No

Case #5 15-12-5M

YMCA ad mural

Address: 64 E. Broad Street

Applicant: Orange Barrel Media

Property Owner: KT Partners LLC

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the east elevation of 64 E. Broad Street. Proposed mural — YMCA - “Because You Matter”. There have been numerous murals at this site, the last being for St. Jude Children’s Research Hospital. CC3359.07(D).

Dimensions of mural: 20’W x 32’H, two dimensional, non lit

Term of installation: Seeking approval from February 1 through March 1, 2016

Area of mural: 640 sf

Approximate % of area that is text: 3.3%

Results

Move to approve. (7-1-0) Lusk, recusing

Case #6 15-12-6M

YMCA ad mural

Address: 34 N. High Street – North Elevation

Applicant: Orange Barrel Media

Property Owner: Thirty Four Corp

Design Professional: Orange Barrel Media

Request:

Design review and approval for the installation of a vinyl mesh advertising mural to be located on the north elevation at 34 N. High Street. Proposed mural is for the YMCA “Because healthy living matters”. There have been numerous as murals at this location, the current being for a “95%” ad mural. CC3359.07(D).

Dimensions of mural: 20’W x 33’H, two dimensional, non lit

Term of installation: Seeking approval from January 1, through January 31, 2016.

Area of mural: 660 sf

Approximate % of area that is text: 7%

Discussion

JB - We can shrink the text down to make 5%. Motion to approve KK.

Results

Move to approve. (6-1-1) Lusk, recusing, Maniace - No

VI. Business / Discussion

1:29:45

- Revision to sculpture /fountain between Main Library and Deaf School Park (handout) previously approved by Downtown Commission (Oct. 2015).
 - Fountain element has been removed; the rest of the sculpture will remain unaltered. MB – thought it wasn’t that interesting to begin with, even less so now. Move to approve changes TH, KK -2nd. (7-1-0) Loversidge recusing
- Request to enlarge size of reoccurring administratively approved United Way banner at 360 S. Third St. (handout)
 - Two alternative enlargements were shown, the Commission expressed that the 20 H x 13’-6” W would be better. SW - It was suggested that the text be possibly reduced. SW – we can do it for this year but could reinvestigate. KK – move to accept and hold it to 5% text. (8-0)

Public Forum

Discussion

1:41

SW – issue with windows. Consistency is important. JM – deviation from what was approved SW – need for more explicit, samples. KK- how do make certain the applicant will do what they were going to do. RL – would rather not have fake dividers. ML – need to specify. JM – samples should be brought in. RL – what does GV do? SW – Need to explore. JM – doing a traditional look means following through.

Ad murals – counting logos adds up, can look busy. Graphics as integral design of building – could be blatant. Not the original intent. Need to be out in front. JM – should not be on primary façade or major road. TH – some flexibility is needed.

MB – suggestion for year-end report, letter from Chair. Could be issued during Harrison Smith award.

Staff Certificates of Appropriateness have been issued since last meeting (September 22, 2015)

1. 280 Hocking St. – Surface parking
2. 473 E Rich St. – roofing
3. 60 E Long St. – AppleTV AM
4. 35 W Spring St. - AppleTV AM
5. 15 W. Cherry – AppleTV AM
6. 285 N. Front St. – AppleTV AM
7. 43 W. Long St. - AppleTV AM
8. 300 N. Fourth St. – Fire Station #1 – Wall & window repair
9. 106 N. High St. – MLS Cup mural
10. Hilton pedestrian bridge – MLS scrim
11. 60 E Long St. – AppleTV AM
12. 35 W Spring St. - AppleTV AM
13. 15 W. Cherry – AppleTV AM
14. 285 N. Front St. – AppleTV AM
15. 43 W. Long St. - AppleTV AM
16. 211 E. Gay St. – Cathedral Square – Parking signage

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.

1:52